



# SR 400 Phase 1 DB Project

P.I. #: 0001757

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# Disclaimer Statement

During this industry forum, the Department will provide information about the project's delivery goals, anticipated scope, anticipated Design-Build procurement process, and potential risks.

This is a recorded presentation. **Any information provided by the Department shall be considered as informational only and is subject to change.**

# Agenda

- Design-Build (DB) Overview – Andrew Hoenig
- SR 400 Phase 1 DB Project Overview – Rick O'Hara
- Procurement Overview – Andrew Hoenig



# Design-Build Overview

Andrew Hoenig, P.E., DBIA



# Design-Build Overview

## **Design-Build**

- Combines preconstruction-related services with construction services into one contract.
- Allows the contractor to participate in the project's design in an effort to improve communications, expedite project delivery, and reduce costs.

## **Governed by:**

- 23 Code of Federal Regulations (CFR) Part 636
- Georgia Code Section 32-2-81 (Enacted 2004)
- Board Rules, Chapter 672-18 (Adopted 2006 and 2013)

# Upcoming Design-Build Projects

Project	PI Number(s)	County	Anticipated Selection Method	Letting
SR 400 Phase 1 DB Project	0001757	Fulton	2 Ph Low Bid	Q2 2022
I-285 Westbound Auxiliary Lane Extension	0017130	Fulton	2 Ph Low Bid	Q2 2022
FY22 Design-Build Bridge Bundle	0018124	District 4	2 Ph Low Bid	Q3 2022
SR 316 @ SR 211 & SR 316 @ Barber Creek Rd	0010352, 0013910	Barrow	BV	Q2 2023
SR 316 @ Jimmy Daniel Rd, SR 316 @ Virgil Langford & SR 316 @ Oconee Connector	0013767, 0013768*, 0013769*	Oconee	BV	Q4 2023
SR 25 @ Darien River Bridge Replacement	0013599	McIntosh	TBD	Q4 2023
SR 316 @ Carl - Bethlehem Rd & SR 316 @ Kilcrease Rd	0013902, 0013903	Barrow	BV	Q2 2024

# SR 400 Phase 1 DB Project

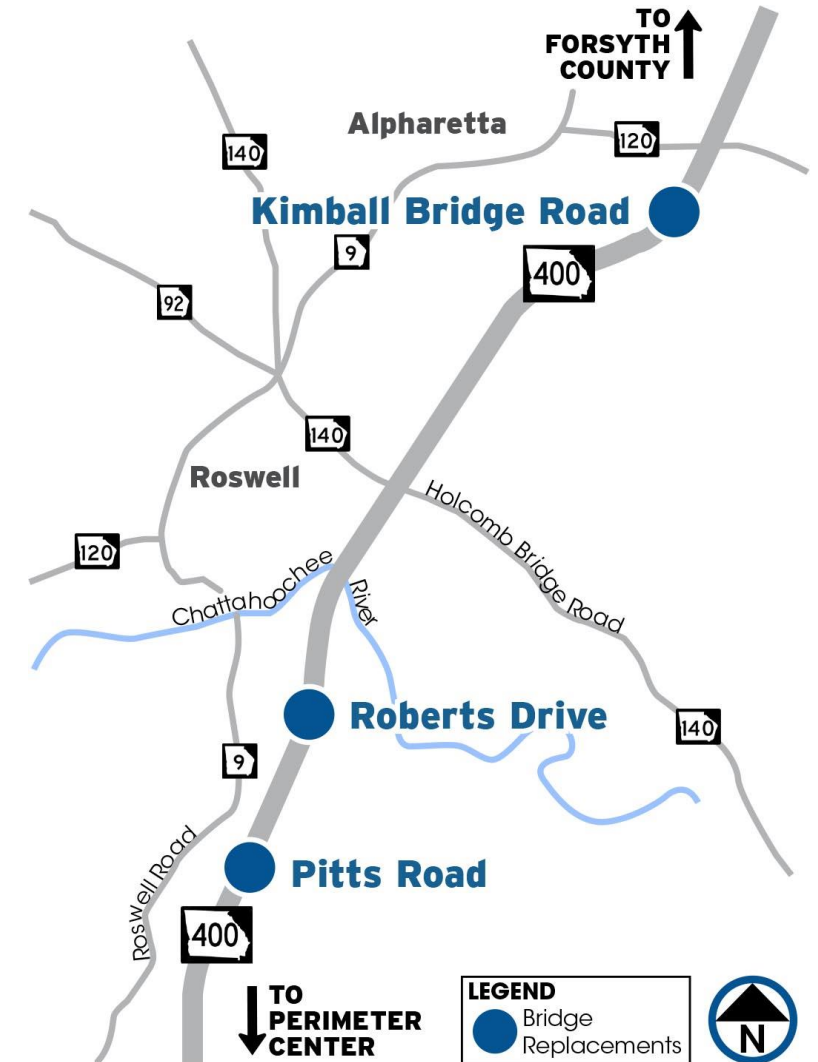
Rick O'Hara





# Project Scope

- Replace existing **Pitts Road**, **Roberts Drive**, and **Kimball Bridge Road** bridges over SR 400
- All three bridges will have a raised profile to accommodate the future SR 400 Express Lanes
- Consistent with local stakeholder agreements
- Environmentally cleared under SR 400 Express Lanes (PI# 0001757)



**Late 2022/Early 2023**  
Construction starts

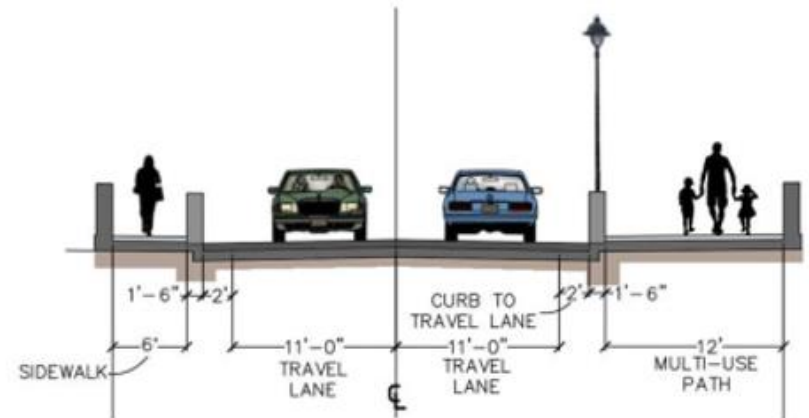
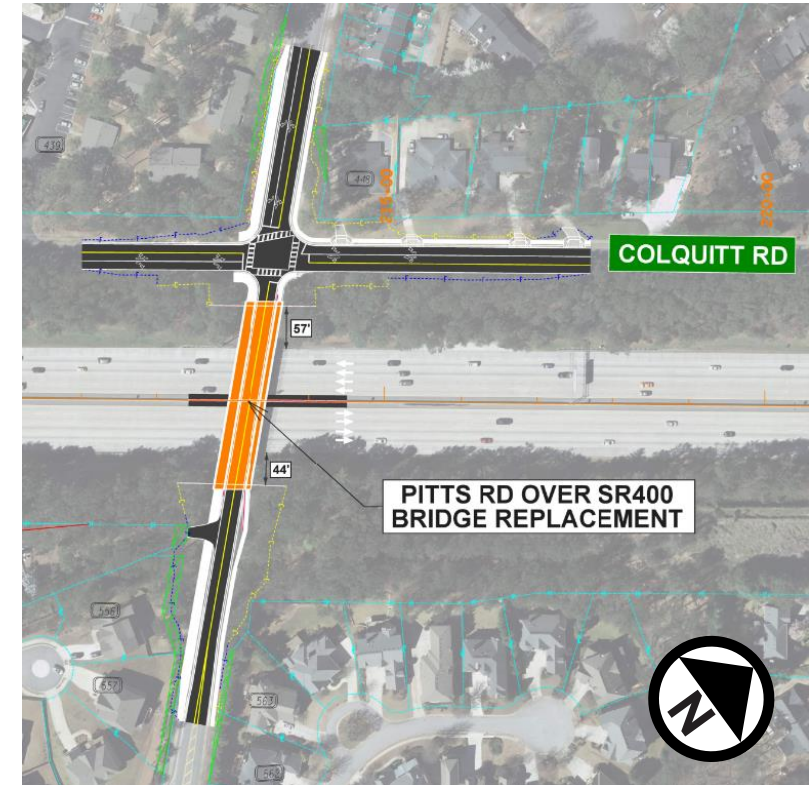


**2025**  
Substantial Completion



# Pitts Road Bridge

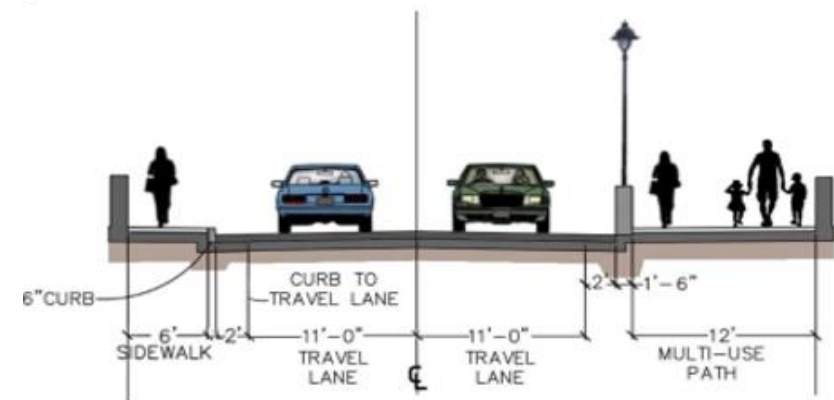
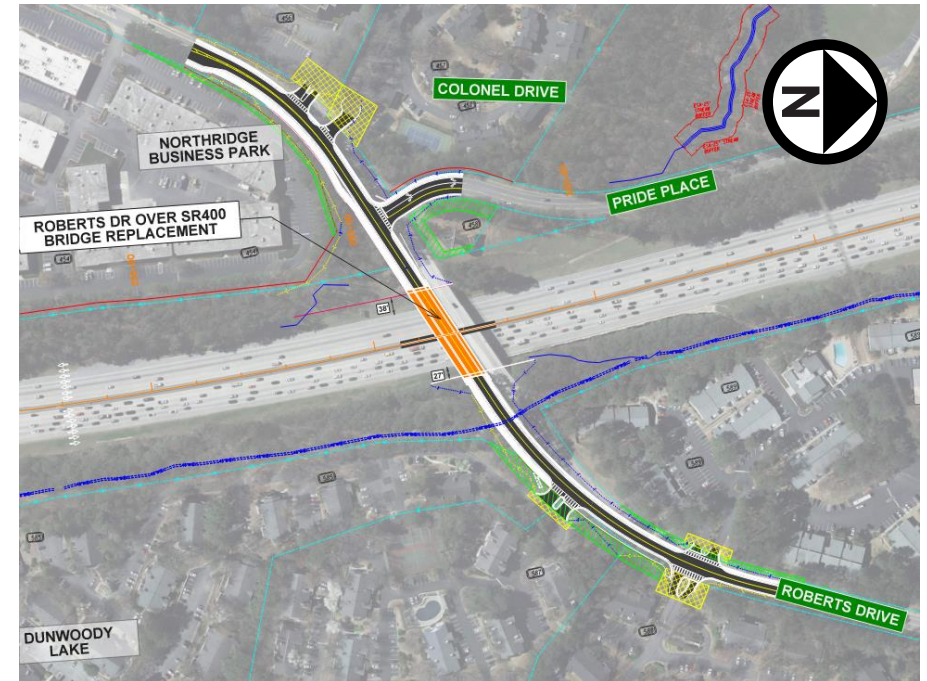
- Replace existing Pitts Road bridge on alignment with added width to provide for:
  - 12-ft multi-use path on the south side
  - Interior barrier walls separating pedestrians from travel lane
- Colquitt Road profile adjustment to tie-in
- Full signal replacement at Pitts Road and Colquitt Road
- Raised profile to accommodate future SR 400 Express Lanes
- Extensive existing utilities on bridge
- Approved detour for Design-Builder use on Pitts Road
- IGA with City of Sandy Springs for bridge aesthetics



**COSS Requested Bridge Section**

# Roberts Drive Bridge

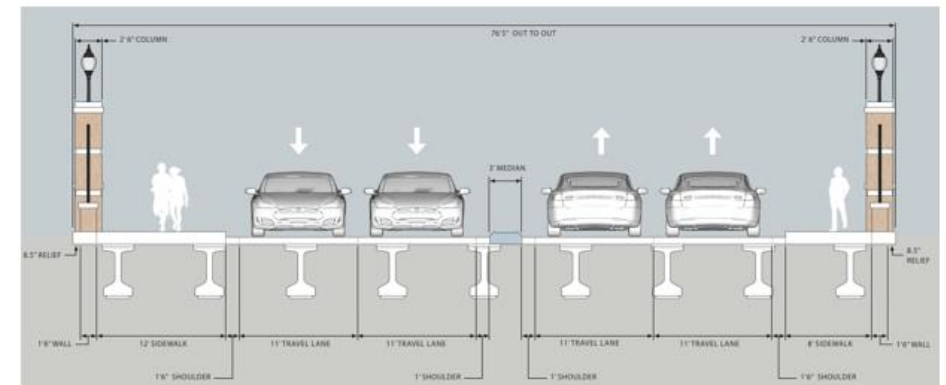
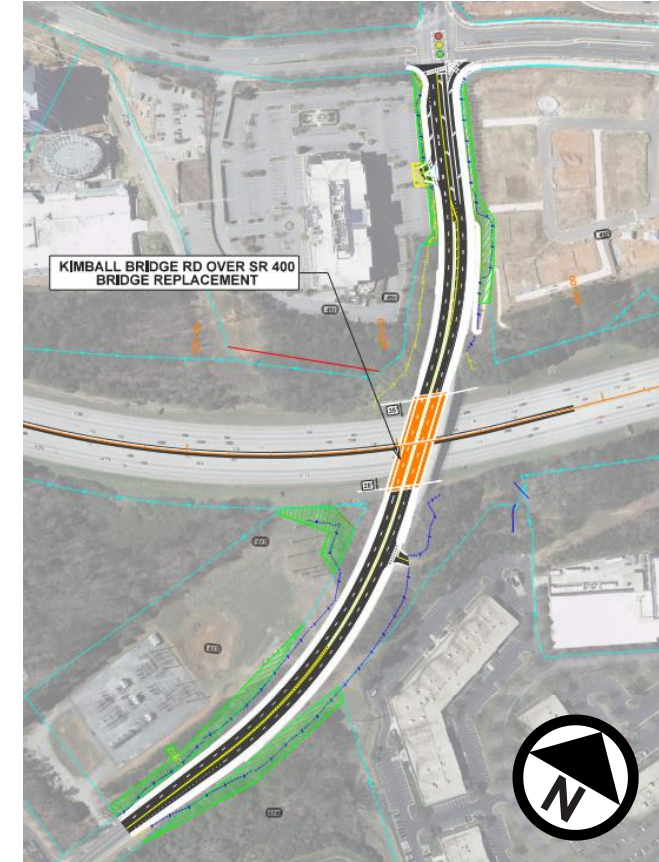
- Replace existing Roberts Drive bridge with added width to provide for:
  - 12-ft multi-use path on the south side
  - Interior barrier wall separating peds from travel lane
- Staged construction anticipated
- Raised profile to accommodate future SR 400 Express Lanes
- IGA with City of Sandy Springs for bridge aesthetics



**COSS Requested Bridge Section**

# Kimball Bridge Road

- Replacement of existing Kimball Bridge Road bridge
- Widening typical section to 4-11-ft lanes, 3-ft median, 12-ft multi-use path on the north side, and 8-ft sidewalk on the south side
- Raised profile to accommodate future SR 400 Express Lanes
- IGA with City of Alpharetta for bridge aesthetics
- Approved detour for Design-Builder use on Kimball Bridge Road



# Design-Builder Roles and Responsibilities

- Design and construction
- Schedule development/management
- Maintain traffic control and construction signage
- Detour notification support
- Utility coordination
- Complete project within a defined timeline



# Georgia DOT Roles and Responsibilities

- Submittal review by Georgia DOT/GEC
- Media relations by Georgia DOT
- Construction Oversight/CEI
  - Material Testing will be provided by OMAT
  - CEI performed by Georgia DOT's Office of Alternative Delivery (OAD), supported by a consultant through OAD. CEI consultant may not be a Prime consultant or Engineer of Record on any Design-Build Team.

# Risks and Mitigation Strategies

Risk	Mitigations for RFP
Environmental	<ul style="list-style-type: none"> <li>• EA/FONSI approved</li> <li>• Minor change Re-eval anticipated during post-let</li> </ul>
Utilities	<ul style="list-style-type: none"> <li>• SUE QL-B will be provided</li> <li>• Executed MOUs in RFP</li> <li>• Early and ongoing coordination with utility providers</li> </ul>
Right-of-Way	<ul style="list-style-type: none"> <li>• GDOT acquiring property, date certain for acquisition completion will be provided in the RFP</li> </ul>
Design Exception/ Design Variance	<ul style="list-style-type: none"> <li>• Approved Design Exceptions and Variances will be provided               <ul style="list-style-type: none"> <li>○ Reduced shoulder width on mainline</li> <li>○ Existing cross slope on mainline</li> <li>○ Intersection Sight Distance</li> </ul> </li> </ul>

# Risks and Mitigation Strategies

Risk	Mitigations for RFP
Geotechnical	<ul style="list-style-type: none"> <li>Existing BFIs and Soil Survey will be provided</li> </ul>
Local Outreach	<ul style="list-style-type: none"> <li>Early and ongoing coordination with stakeholders</li> </ul>
Cost Estimate	<ul style="list-style-type: none"> <li>Continue to monitor industry trends</li> </ul>
Overall Contract Duration	<ul style="list-style-type: none"> <li>Established in RFP</li> <li>Critical Path Method Schedule is required</li> </ul>

# Procurement Overview

Andrew Hoenig, P.E., DBIA





# Procurement Method

- Two phase, low bid
- Technical proposals will be reviewed on a pass/fail basis
- Price proposals developed based on the advertised RFP
- Apparent Successful Proposer shall be the Responsive Proposer who submits the Lowest Qualified Price for the project

# Anticipated Area Classes for Lead Design Consultant

NUMBER	AREA CLASS
4.01 (a)	Minor Bridge Design

# Anticipated Area Classes for DB Team Members

NUMBER	AREA CLASS
1.06 (a)	NEPA Documentation
1.06 (b)	History
1.06 (c)	Air Studies
1.06 (d)	Noise Studies
1.06 (e)	Ecology
1.06 (f)	Archaeology
1.07	Attitude, Opinion, and Community Value Studies
3.02	Urban Roadway Design
3.05	Urban Interstate Highway Design
3.06	Traffic Operations Studies
3.07	Traffic Operation Design
3.08	Landscape Architecture
3.10	Utility Coordination

NUMBER	AREA CLASS
3.13	Bicycle and Pedestrian Facility Design
3.15	Highway Lighting and Outdoor Lighting
4.01 (a)	Minor Bridge Design
5.01	Land Surveying
5.02	Engineering Surveying
5.08	Overhead/Subsurface Utility Engineering (SUE)
6.01	Soil Survey Studies
6.02	Bridge Foundation Studies
6.03	Hydraulic and Hydrologic Studies (Soils & Foundations)
9.01	Erosion, Sedimentation and Pollution Control Plan (ESPCP) Preparation
9.02	Rainfall and Runoff Reporting
9.03	Field Inspections for Compliance of Erosion and Sedimentation Control Device Installations

# RFQ Evaluation Criteria

- SOQ Evaluation Criteria (All Qualified)
  - Statements of Qualifications (SOQ) will be evaluated on a pass/fail basis
  - Proposers that are deemed eligible, may submit a price and technical proposal in response to the RFP in accordance with criteria included in the Design-Build Manual



# RFQ Evaluation Criteria

- RFQ Required/Key Personnel
  - Lead Contractor Project Manager
  - Lead Design Consultant Project Manager
  - Engineer of Record
  - Contractor Superintendent
  - Construction Quality Control Manager

# Required Information – RFQ Phase (1/3)

- Lead Contractor/Lead Design Consultant basic company information
- Lead Contractor Certificate of Qualifications
- Lead Design Consultant and subconsultants Notice of Professional Consultant Qualifications
- Matrix listing proposer's Georgia DOT Prequalified Area Classes
  - Respondent's team must have an identified team member that is prequalified for each of the foregoing GDOT Prequalified Area Classes
- Exhibit II
  - Certification Form for Lead Contractor
  - Certification Form for Lead Design Consultant

## Required Information – RFQ Phase (2/3)

- Statements of Disclosure (Conflict of Interest)
- Organizational Chart and Narrative
- Letters regarding financial capacity of Respondent, Lead Contractor, and Lead Design Consultant
- Signed Certificate and Acknowledgment (bond) Form

## Required Information – RFQ Phase (3/3)

- **Industrial Safety Record**
- **Key Personnel experience and qualifications**
  - 10 years Industry experience for each Key Personnel position and should include at least three years of experience in the same or similar role for projects of similar size and complexity as the Project
- **Lead Contractor experience and qualifications**
  - At least three construction projects delivered using Design-Build and/or Design-Bid-Build projects which collectively demonstrate similar size, function, scope of the project, project understanding, and Design-Build approach.
- **Lead Design Consultant experience and qualifications**
  - At least three design projects delivered using Design-Build and/or Design-Bid-Build contracting that demonstrate similar size, function, and/or scope of the project.



# RFP Process

- Multiple volumes
  - Instructions to Proposers
  - Design-Build Agreement
  - Technical Provisions
- Proposer feedback
  - During one-on-one meetings
  - Question and Response
- Proposal packages will include an administrative information submittal, technical proposal, and a price proposal to include firm-fixed pricing secured by a proposal bond
- ATCs will not be accepted
- Georgia DOT does not plan to provide a Stipulated Fee to responsive proposers not selected for award

# Anticipated Stipulated Fee

Table 1.2 of the Design-Build Manual:

Design-Build Contract Value	Best Value	Two Phase Low Bid (with Shortlist)	Two Phase Low Bid (all qualified)	One Phase Low Bid
≥\$50 M	0.2% Minimum 0.2% Recommended	0.1% Minimum 0.2% Recommended	0% Minimum 0.1% Recommended	No Stipulated Fee
<\$50 M	0.2% Minimum 0.4% Recommended	0.1% Minimum 0.2% Recommended	0% Minimum 0.1% Recommended	No Stipulated Fee

# Tentative Procurement Schedule

ACTIVITY	
PNA Advertisement	9/30/2021
Industry Forum	10/21/2021
Industry One-on-One Meetings	10/21/2021 – 10/22/2021
RFQ Advertisement	10/29/2021
Receive SOQs	12/1/2021
Notice to Finalists	12/17/2021
Issue RFP	1/7/2022
Receive Proposals	4/15/2022
Letting/Announce Successful Bidder	4/29/2022

# Questions?

During project procurement, all proposer questions shall be submitted to the Department via email:

[SR400Phase1@dot.ga.gov](mailto:SR400Phase1@dot.ga.gov)

## **References:**

Georgia DOT Design-Build Web Page

<http://www.dot.ga.gov/PS/Innovative/DesignBuild>

Georgia DOT Design-Build SharePoint Site

<http://mydocs.dot.ga.gov/info/designbuild/default.aspx>

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